101.0	0005	0010.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	908,400 / 908,400
					USE VALUE:	908,400 / 908,400
					ASSESSED:	908,400 / 908,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
378		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FITZGERALD JOHN
Owner 2:	
Owner 3:	
Street 1:	378 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TASSONE ALBINA-GUISEPPE -
Owner 2:	-
Street 1:	378 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,467 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Vinyl Exterior and 2730 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10467.000	393,400	1,200	513,800	908,400
Total Card	0.240	393,400	1,200	513,800	908,400
Total Parcel	0.240	393,400	1,200	513,800	908,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.75 | /Parcel: 332.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 65217
GIS Ref
GIS Ref
Insp Date 10/04/18

!8098!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0005-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	393,400	1200	10,467.	513,800	908,400	908,400	Year End Roll	12/18/2019
2019	101	FV	363,800	0	10,467.	513,800	877,600	877,600	Year End Roll	1/3/2019
2018	101	FV	363,800	0	10,467.	440,400	804,200	804,200	Year End Roll	12/20/2017
2017	101	FV	363,800	0	10,467.	411,000	774,800	774,800	Year End Roll	1/3/2017
2016	101	FV	363,800	0	10,467.	352,300	716,100	716,100	Year End	1/4/2016
2015	101	FV	303,700	0	10,467.	315,600	619,300	619,300	Year End Roll	12/11/2014
2014	101	FV	303,700	0	10,467.	292,100	595,800	595,800	Year End Roll	12/16/2013
2013	101	FV	303,700	0	10,467.	278,600	582,300	582,300		12/13/2012

PRINT

Date	Time
12/10/20	22:41:06

LAST REV

Date	Time
07/25/19	08:45:22

apro

PAT ACCT. 8098

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TASSONE ALBINA-	44322-200		12/17/2004		625,000	No	No		
	17314-583		8/1/1986		300,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2008	692	Re-Roof	8,995			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	BS	Barbara S
6/15/2009	Info At Door	189	PATRIOT
4/9/2005	MLS	MM	Mary M
11/23/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/25/1999	Measured	256	PATRIOT
7/31/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	65217
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10467		Sq. Ft.	Site		0	70.	0.70	4									513,806						513,800	

Total AC/HA: 0.24029 | Total SF/SM: 10467 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 513,806 | Spl Credit | Total: 513,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.30136466
Const Adj.:	1.01138902
Adj $ / SQ:	125.038
Other Features:	116458
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	483274
Depreciation:	89889
Depreciated Total:	393385

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

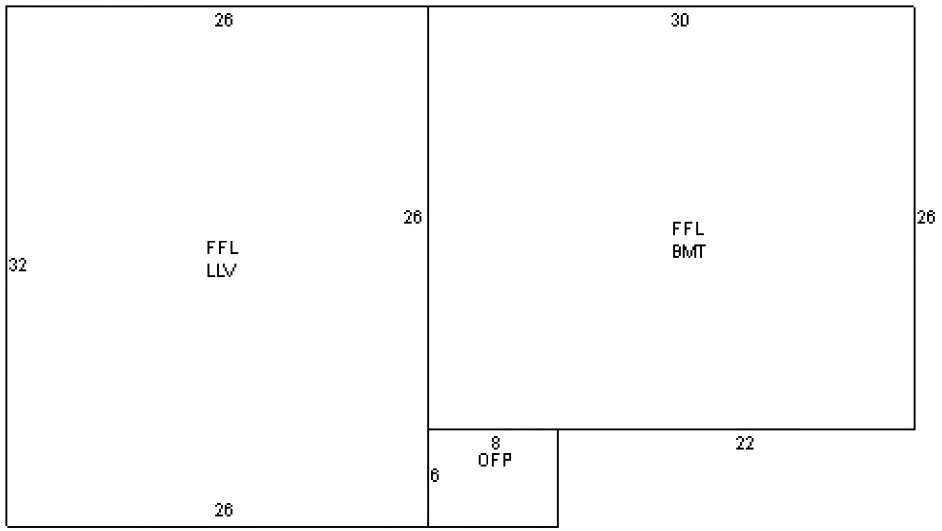
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	137.54
Special Features:	0	Val/Su Net:	120.23
Final Total:	393400	Val/Su SzAd	244.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,612	125.040	201,561
LLV	Lower Level	832	82.290	68,466
BMT	Basement	780	65.030	50,720
OFP	Open Porch	48	44.500	2,136

Net Sketched Area:	3,272			Total:	322,883
Size Ad	1612	Gross Are	3272	FinArea	2730

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	G	
LLV	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 101.0-0005-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	13x30	A	AV	2018	3.21	T	5	101			1,200			1,200

More:	N	Total Yard Items:	1,200	Total Special Featues:		Total:	1,200